
Z-2242
SPEEDWAY SUPERAMERICA LLC
SPEEDWAY 8534 PLANNED DEVELOPMENT
FINAL DETAILED PLANS
RESOLUTION PD 06-04

STAFF REPORT
30 March 2006

Z-2242

**SPEEDWAY SUPERAMERICA LLC
SPEEDWAY 8534 PLANNED DEVELOPMENT
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**Staff Report
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BACKGROUND:

On 17 August 2005, APC, by unanimous vote, recommended approval of a reclassification from GB to PDNR for lots 1-9 in Martin's Addition to West Lafayette located at 265 E. State Street, Wabash 20(SW) 23-4. The West Lafayette Common Council rezoned the site on 6 September 2005.

Petitioner's Final Detailed Plans, consisting of Construction Plans and Final Plat, meet all the conditions of approval.

Petitioner will construct a new building, pumps and canopy, completely remodeling the existing gas station site. City and public utilities already serve the site. The 2 existing drives onto State Street (SR 26 W) will remain. Petitioner has agreed to limit outdoor sales in the space between the building and right-of-way eliminating the practice of stacking bags of merchandise behind the sidewalk. This restriction will be enforceable by the Administrative Officer.

Petitioner has provided the West Lafayette Engineer's office with an estimate for the requested public and common space improvements and is asking permission to bond.

STAFF RECOMMENDATION:

Approval of Resolution PD 06-04

RESOLUTION PD 06-04

WHEREAS Preliminary Plans for ***Speedway 8534 Planned Development***, are approved as part of Z-2242, with 8 conditions attached;

WHEREAS all conditions of approval necessary at this stage have been met;

WHEREAS UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential ***density***; any decrease in residential ***density*** of 10% or more; any change in ***building*** dimension or location other than within the defined building envelope; any change in ***lot lines***; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land ***use***; any change in the alignment or intersection of ***streets***; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the West Lafayette Common Council on 6 September 2005; and

WHEREAS the developer for ***Speedway 8534 Planned Development*** has requested permission to bond for public and common improvements;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for ***Speedway 8534 Planned Development***, does hereby find them to conform to the Approved Preliminary Planned Development Z-2242 as adopted and passed by the West Lafayette Common Council and does hereby grant permission to bond.

GARY W. SCHROEDER, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE

DATE

Ref. No.:

Mr. Howard Smith
Speedway Superamerica LLC
Address

RE: Speedway 8534 Planned Development

Dear Howard Smith:

On 5 April 2006, the Area Plan Commission of Tippecanoe County adopted PD 06-04, finding Final Detailed Plans for **Speedway 8534 Planned Development** to conform to the Approved Preliminary Planned Development Z-2242 previously approved by the West Lafayette Common Council; and granted permission to bond. A signed copy of that resolution is attached.

You will be eligible to record these Final Detailed Plans after you **deliver an original copy of your performance bond. Unless you record all or any part of your Final Detailed Plans within 30 days of its approval, that approval expires.** A member of our staff will assist you in the recording process. Once this is done, we ask that you submit **1 set** of the recorded Final Detailed Plans to the West Lafayette City Engineer prior to seeking an improvement location permit.

As always, we wish you good luck with your project.

Respectfully,

Margy C. Deverall
Assistant Director Area Plan Commission

MCD/lu

encl: PD 06-04

cc: Joseph Bumbleburg
Mike Wylie, Schneider Corp.



